116.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	712,400	/	712,400
USE VALUE:	712,400	/	712,400
ASSESSED:	712,400	/	712,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELTON LAUREN LYNN/ TRUSTEE
Owner 2:	LAUREN LYNN MELTON REVOCABLE
Owner 3:	TRUST
Street 1:	242 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELTON LAUREN L -
Owner 2:	-
Street 1:	242 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,325 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5325.000	306,600		405,800	712,400
Total Card	0.122	306,600		405,800	712,400
Total Parcel	0.122	306,600		405,800	712,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.02 | /Parcel: 459.0

Legal Description

User Acct 74305

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,700	0	5,325.	405,800	712,500	712,500	Year End Roll	12/18/2019
2019	101	FV	241,800	0	5,325.	411,600	653,400	653,400	Year End Roll	1/3/2019
2018	101	FV	241,100	0	5,325.	307,300	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	241,100	0	5,325.	278,300	519,400	519,400	Year End Roll	1/3/2017
2016	101	FV	240,100	0	5,325.	266,700	506,800	506,800	Year End	1/4/2016
2015	101	FV	234,300	0	5,325.	226,100	460,400	460,400	Year End Roll	12/11/2014
2014	101	FV	234,300	0	5,325.	214,500	448,800	448,800	Year End Roll	12/16/2013
2013	101	FV	234,300	0	5,325.	204,100	438,400	438,400		12/13/2012

!8990!

PRINT

Date	Time
12/10/20	23:30:59

LAST REV

Date	Time
06/05/19	10:02:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8990

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELTON LAUREN L	1544-119	1	5/30/2019	Convenience	1	No	No		
MELTON JEFFREY	1537-56	1	11/15/2018	Convenience	1	No	No		
NOLLMAN MITCHEL	1500-46		11/21/2016		585,000	No	No		
GAFFNY MARK & C	1480-49		10/29/2015		555,000	No	No		
JOHNSTON SCOTT/	1418-112		6/29/2012		459,000	No	No		
SCHODORF JEFFRE	1333-69		2/14/2007	Family	435,000	No	No		
CROKE JAMES	1207-200		7/15/1999		305,000	No	No		
MACMILLIAN DANI	1193-84		8/31/1998		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2015	1821	Redo Bat	18,000		11/24/2015			Reno Bath
4/11/2014	344	New Wind	6,400					
1/17/2014	48	Manual	5,000	C				
2/14/2013	196	New Wind	7,875					
10/31/2001	828	Add Bath	7,000	C				SIDE ENTRY TO 1/2

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/16/2017	SQ Returned	EMK	Ellen K
9/30/2016	Measured	DGM	D Mann
9/30/2016	Left Notice	DGM	D Mann
9/30/2016	Permit Visit	DGM	D Mann
6/16/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
9/29/2012	MLS	EMK	Ellen K
4/8/2009	Missed Appt.	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5325		Sq. Ft.	Site		0	70.	1.09	5									405,824						405,800	

Total AC/HA: 0.12225 | Total SF/SM: 5325 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,824 | Spl Credit | Total: 405,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376631
Depreciation:	70053
Depreciated Total:	306578

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

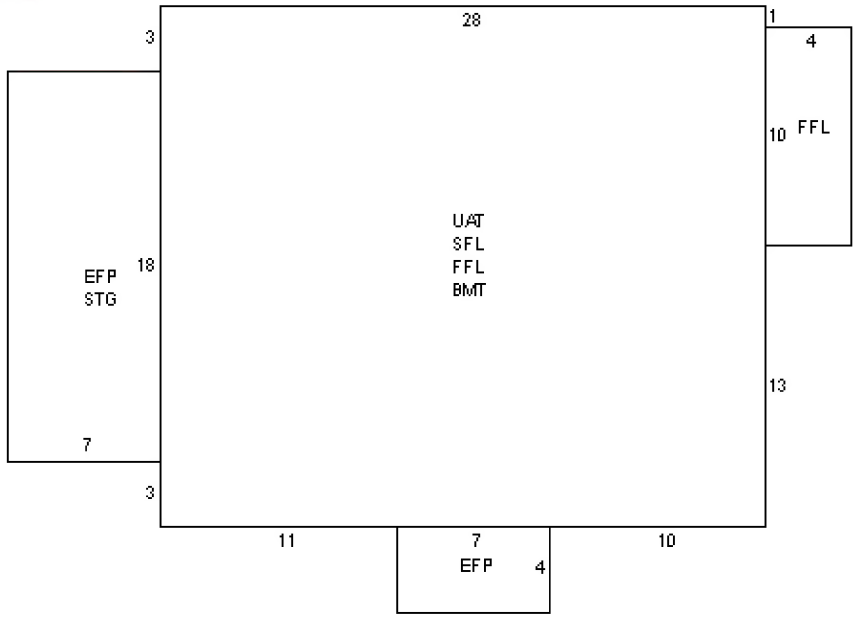
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	122.44
Final Total:	306600	Val/Su SzAd	221.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	712	165.380	117,747
BMT	Basement	672	49.610	33,340
SFL	Second Floor	672	165.380	111,132
UAT	Upper Attic	168	115.760	19,448
EFP	Enclos Porch	154	44.010	6,777
STG	Storage	126	7.440	937

Net Sketched Area:	2,504			Total:	289,381
Size Ad	1384	Gross Are	3008	FinArea	1552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc